

BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL SUBDIVISION PLAT REVIEW CHECKLIST

PLAT INFORMATION

NAME OF PRELIMINARY PLAT: Silverleaf II

CASE NUMBER: PT18-102

RELATED CASE NUMBERS: PT14-109

COUNTY: Wagoner

SECTION/TOWNSHIP/RANGE: 30-19-15

GENERAL LOCATION: One-quarter mile north of Omaha Street, west of 37th Street

CURRENT ZONING: PUD-225/RS-3

SANITARY SEWER BASIN: Lynn Lane Basin

STORM WATER DRAINAGE BASIN: Adams Creek

ENGINEER: AAB Engineering (Attn: Alan Betchan)

ENGINEER ADDRESS: P.O. Box 2136
Sand Springs, OK 74063

ENGINEER PHONE NUMBER: 918-514-4283

DEVELOPER: Fifty-First South, LLC (Attn: Chuck Ramsay)

DEVELOPER ADDRESS: 1420 W Kenosha Street
Broken Arrow, OK 74012

DEVELOPER PHONE NUMBER: 918-258-6161

PRELIMINARY PLAT

APPLICATION MADE: January 13, 2018

TOTAL ACREAGE: 31.17

NUMBER OF LOTS: 121

TAC MEETING DATE: 02-06-2018

PLANNING COMMISSION MEETING DATE: 02-08-2018

COMMENTS:

1. _____ Identify the property along the east boundary as right-of-way and add a note that says "Right-of-way dedicated by this plat" along N. 37th Street.
2. _____ Place the total acreage with the Subdivision Statistics information.
3. _____ The Subdivision Statics information says there are 121 lots while the legal description on Sheet 2 says 122 lots. Please correct accordingly.
4. _____ Place case number (PT18-102) in lower right corner of plat.
5. _____ In Section II of the covenants regarding "Maximum Number of Lots", change 122 to 214 per the approved PUD.
6. _____ Identify what the southernmost dash line through Lots 8 – 12, Block 5 represents. According to the Hartford Park plat, this is an ONG Right of Way Agreement (Book 518, Page 650). This right of way should be labeled, and another dash line should be added.
7. _____ Change "N. 34th Street" to "N. 34th Place" as per the Hartford Park plat.
8. _____ Show the building setback line on Lot 7, Block 5 along the street frontage to be 25 feet instead of 20 feet.
9. _____ Provide bearings and dimensions to locate the diagonal building setback and utility lines on Lots 2 and 3, Block 1.
10. _____ Provide the lot frontage information on Lots 19 and 20, Block 2. Lots shall front onto the street for at least 30 feet. In addition, provide a written statement (email is acceptable) that the minimum lot frontage of 52 feet is obtained at the building setback line on all pie shaped lots.
11. _____ On Lot 6, Block 6, either show the building setback line to be 25 feet along the entire lot frontage, or show the building setback line to be 20 feet along Vail Street with a restricted access.
12. _____ Correct the type overlay problem on Lot 10, Block 4 (i.e. bearing and restricted access).
13. _____ Add addresses as assigned by the City of Broken Arrow.
14. _____ Section I.I of the covenants, second line change to say "owner/developer".
15. _____ As per PUD 225, show a 20 foot rear building setback line on the lots adjacent to 37th Street.
16. _____ In Section II.K, 2nd paragraph, last line, revise to say as per PUD 225, "The plat will show a 20' building setback line from the lot line adjacent to the west line of the reserve area along 37th Street and from the lot line adjacent to the north line of the reserve area along Omaha Street."
17. _____ Add language to the covenants that Silverleaf II is part of the overall Silverleaf homeowners association that is responsible for the overall maintenance of the reserve areas, perimeter fencing, and landscaping.

18. _____ In Section I.J.2 of the covenants, change “twenty (20) feet” to “twenty-five (25) feet”. In addition, add a note to Sheet 1 that states, “On lots with restricted access, the building line setback shall be increased to 25 feet if vehicular access occurs within the restricted access area.”
19. _____ An offsite drainage easement is needed for the southwestern most storm sewer. Document number associated with the easement shall be shown on the plat prior to the plat being recorded.
20. _____ Provide closure information.
21. _____ The preliminary plat and the Hartford Park plat do not match, please resolve.
22. _____ Table lengths for Curve numbers C4, C6, C12, C18, C24, & C27 do not equal the lots dimensions shown. Also, the total length given on Lot 7, Block 3 does not equal the lot dimensions shown for Lots 4-6.
23. _____ Show the 50’ ONG Right of Way with book and page, and provide a 17.5’ U/E outside of the ONG Right of Way.
24. _____ The side lot for Lot 33, Block 1 is inside of the entrance/exit to 37th street, change the R.A. to a L.N.A.
25. _____ Add a backflow preventer table with finished floor elevations.
26. _____ Show the Detention Determination number.
27. _____ On Lots 6-7, Block 1, additional utility easement will be needed to cover the storm sewer clipping the corner of Lot 7.
28. _____ Install public sanitary sewers on lots 24-33 block 1.
29. _____ Utility easement needed for the sanitary sewers between lots 19-20 block 1, on block 4, and on block 5.
30. _____ Use and show Broken Arrow fire hydrants spaced at most 600-feet.

CONDITIONAL FINAL PLAT

NAME OF CONDITIONAL FINAL PLAT: Silverleaf II

APPLICATION MADE: August 2, 2018

TOTAL ACREAGE: 31.17

NUMBER OF LOTS: 121

TAC MEETING DATE: September 11, 2018

PLANNING COMMISSION MEETING DATE: September 13, 2018

CITY COUNCIL MEETING DATE: October 2, 2018

COMMENTS:

31. _____ The conditional final plat and the “no exceptions taken” engineering drawing must agree with respect to Limits of Access and No Access, easement both internal and external, reserve area, traffic control medians, street layouts, rights-of-way, etc. Please provide a written statement (e-mail statement is acceptable) that the conditional final plat agrees with the “no exceptions taken” engineering plans.
32. _____ On Lots 23/24, Block 1, the utility easement line is shown to be more than 15 feet. If this is a drafting error, please correct. If the utility easement needs to be more than 15 feet, please provide bearings and dimensions.
33. _____ Lot 7, Block 5, change the building setback dimension from 20 feet to 25 feet. The building setback line appears to be drawn correctly.
34. _____ Show monuments on plat.
35. _____ In Blocks 1, 4, and 5, either provide written documentation from ONG that they are in agreement to have the utility easement extend into their right-of-way or provide a separate dimension for the utility easement that shows the utility easement to be located outside the ONG right-of-way.
36. _____ Add addresses as assigned by the City of Broken Arrow.
37. _____ Provide landscape plans and fence details for the landscaping and fencing in Reserves A and B.
38. _____ Move the bearing description on N. 36th Street by Lot 14, Block 3 so that it does not conflict with the Restrictive Access description.
39. _____ Confirm and add a note to Sheet 1 of the plat that all pie shaped lots meet the minimum lot frontage of 52.00 feet at the building setback line.
40. _____ Add space for the date that the plat was approved by the City Council to be added to the block that has the Mayor’s and City Clerk’s signatures.

CONDITIONS TO BE MET PRIOR TO FINAL RELEASE OF PLAT

LETTER OF APPROVAL FROM UTILITY COMPANY SUBMITTED?

_____ NATURAL GAS COMPANY APPROVAL

_____ ELECTRIC COMPANY APPROVAL

_____ TELEPHONE COMPANY APPROVAL

_____ CABLE COMPANY APPROVAL

CERTIFICATE OF RECORDS SEARCH FROM OKLAHOMA CORPORATION COMMISSION SUBMITTED?

DEVELOPMENT SERVICES/ENGINEERING APPROVAL

____ STORMWATER PLANS, ACCEPTED ON:
____ PAVING PLANS, ACCEPTED ON:
____ WATER PLANS, ACCEPTED ON:
____ SANITARY SEWER PLANS, ACCEPTED ON:
____ SEWAGE DISPOSAL PLANS, SENT TO DEPARTMENT OF ENVIRONMENTAL QUALITY ON:
____ WATER PLANS SENT TO DEPARTMENT OF ENVIRONMENTAL QUALITY ON: _____
____ IS A SIDEWALK PERFORMANCE BOND DUE? _____ HAVE THEY BEEN SUBMITTED? _____
____ ARE PERFORMANCE BONDS OR ESCROW AGREEMENT DUE FOR WATER, STORM SEWERS, SANITARY SEWER
AND PAVING? (CIRCLE APPLICABLE) _____ HAVE THEY BEEN SUBMITTED? _____
____ PROJECT ENGINEER/DEVELOPMENT SERVICES REVIEW COMPLETE ON: _____

PLANNING DEPARTMENT APPROVAL

____ ADDRESSES REVIEWED AND APPROVED
____ DETENTION DETERMINATION # ASSIGNED AND VERIFIED?
____ PLANNING DEPARTMENT REVIEW COMPLETE ON:
____ FINAL PLAT RECEIVED IN PLANNING DEPARTMENT AFTER UTILITY COMPANY SIGN OFF ON:
____ FINAL PLAT SENT TO PROJECT ENGINEER FOR FINAL REVIEW ON:

FEES

____ FINAL PLAT PROCESSING FEE (\$150 + (\$5 X ____ LOTS)	\$ _____
____ WATER LINE (S) UNDER PAYBACK CONTRACT	\$ _____
____ EXCESS SEWER CAPACITY FEE (\$700 X ____ ACRES (LESS ANY AREA IN 100 YEAR FLOODPLAIN ONLY OR AREA IN GOLF COURSE)	\$ _____
____ ACCELERATION/DECELERATION LANES ESCROW	\$ _____
____ WATER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
____ SEWER LINE CONNECTIONS, PAYABLE TO CITY OR OTHERS	\$ _____
____ STREET IMPROVEMENT (WIDENING) ASSESSMENTS	\$ _____
____ DRAINAGE SYSTEM IMPROVEMENTS PRO RATA COST	\$ _____
____ REIMBURSEMENT TO CITY OR OTHERS FOR WATER LINE CON.	\$ _____
____ REIMBURSEMENT TO CITY OR OTHERS FOR SEWER LINE CON.	\$ _____
____ STREET SIGNS, LIGHTS, ETC. (\$150 X ____ SIGNS)	\$ _____
____ STORM WATER FEE-IN-LIEU OF DETENTION (.35 X ____ SF IMPERVIOUS AREA)	\$ _____

TOTAL FEE(S) \$ _____

FINAL PROCESSING OF PLAT

____ FINAL PLAT SUBMITTED FOR MAYOR AND CITY CLERK SIGNATURE ON: _____
____ FEES PAID ON: _____ IN THE AMOUNT OF: _____
____ FINAL PLAT PICKED UP FOR RECORDATION ON: _____
____ 2 COPIES OF FILED PLAT SUBMITTED TO PLANNING DEPARTMENT
____ PDF OF RECORDED PLAT SUBMITTED TO PLANNING DEPARTMENT